

**BISHOP RIDGE TIMBER
& RECREATION TRACT**

416 +/- Acres

Bibb County, AL

\$1,040,000



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OVERVIEW:

Not many tracts on the market today are fully stocked with merchantable timber, however, this tract consists of nearly 400 acres of 25+ year old loblolly and longleaf plantation that has been thinned twice. The remaining stand of timber is made up primarily of chip-n-saw and sawtimber with poles mixed in. A network of mature hardwood drains funnels water and wildlife throughout the hills. There are numerous green fields throughout the property with several possibilities to create more. An extensive internal road network with 6 points of entry services the property, allowing multiple hunters to enter and exit without disturbing each other. There is a 4-acre lake near the middle of the tract providing excellent fishing opportunities as well as a prime location for a future lodge or cabin. The property also has access to an additional lake that can be fished by canoe or johnboat. Don't miss your opportunity to own a true recreational investment. Call John Ross Havard (205) 300-5007 or Brett Harden (205) 835-9922 to schedule your tour today!

PARCEL #/ID: 07 06 03 05 4 000 002.000, 07 06 03 05 3 000 001.000 0, 07 06 03 05 2 000 001.000 0, 07 06 03 05 1 000 002.000 0

TAXES: \$625/year (2019)



PROPERTY HIGHLIGHTS:

- Nearly 400 acres of merchantable pine timber!
- Wildlife populations include deer, turkey, and quail!
- Extensive network of internal roads and trails.
- Numerous green fields with plenty of room to expand!
- Campsite with water and electricity.
- One hour to Birmingham or Tuscaloosa.
- 4-acre lake on property with access to an additional lake.

LEGAL DESCRIPTION:

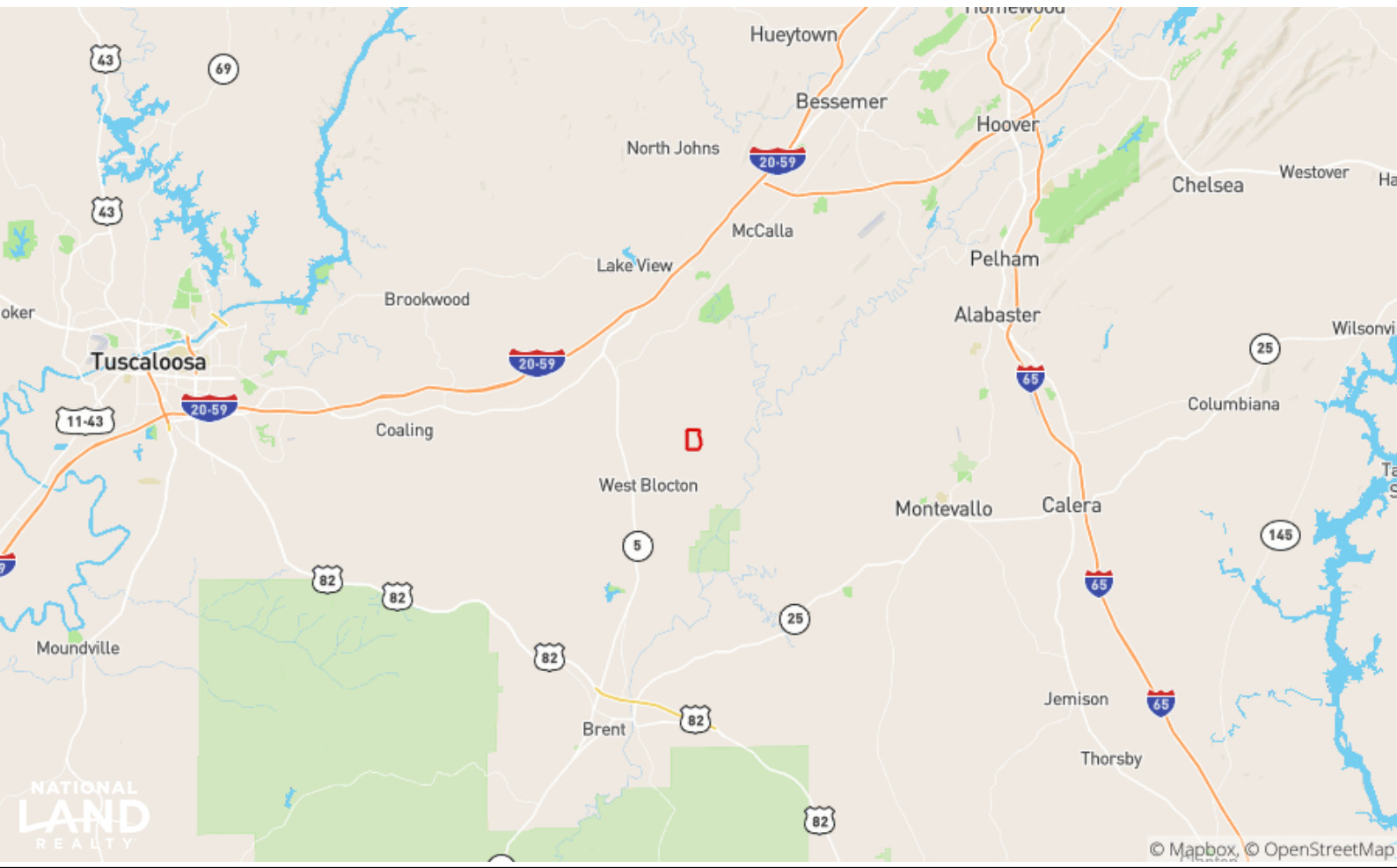
42 ACC ALL OF NE TH LIES W OF CO HWY 21 S5 T22SR5W RB23 PG 589 RB26 PG 163 RB81 PG 370270/535; RB 286 PG 745,746; 160 ACC ALL OF NW/4 S5-T22S-R5W RB23 PG 589 RB26 PG 163 RB81 PG 370 270/535; RB 286 PG 745,746; 160 ACC ALL OF SW/4 S5-T22S-R5W RB23 PG 589RB26 PG 163 RB81 PG 370 270/535; RB 286 PG 745,746; 54 AC, THAT PART SE/4 LYING W OF HWY 21, S5 T22S R5W RB23 PG 589 RB26 PG 163 RB81 PG 370270/535; RB 286 PG 7; RB 286 PG745,746;

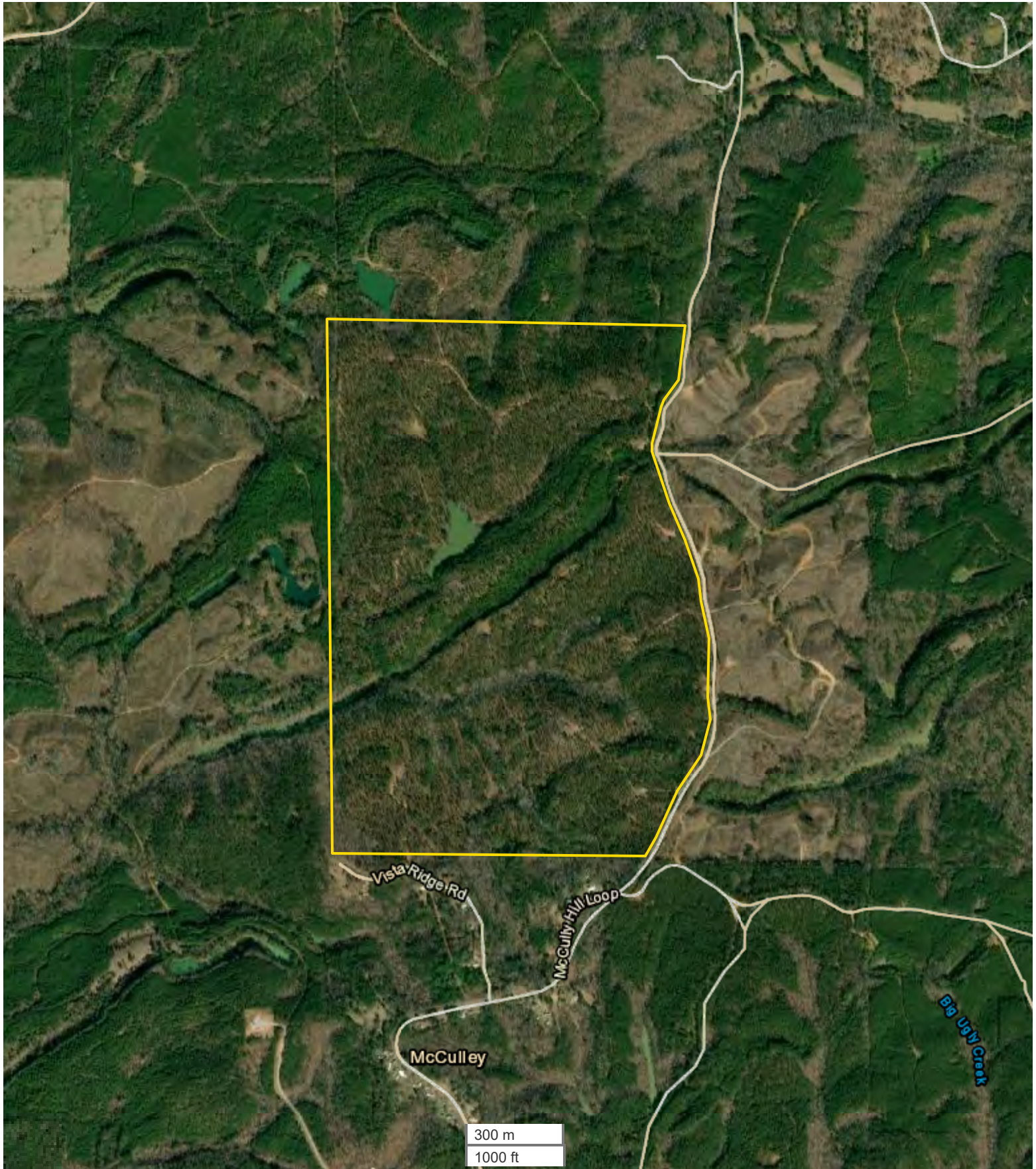
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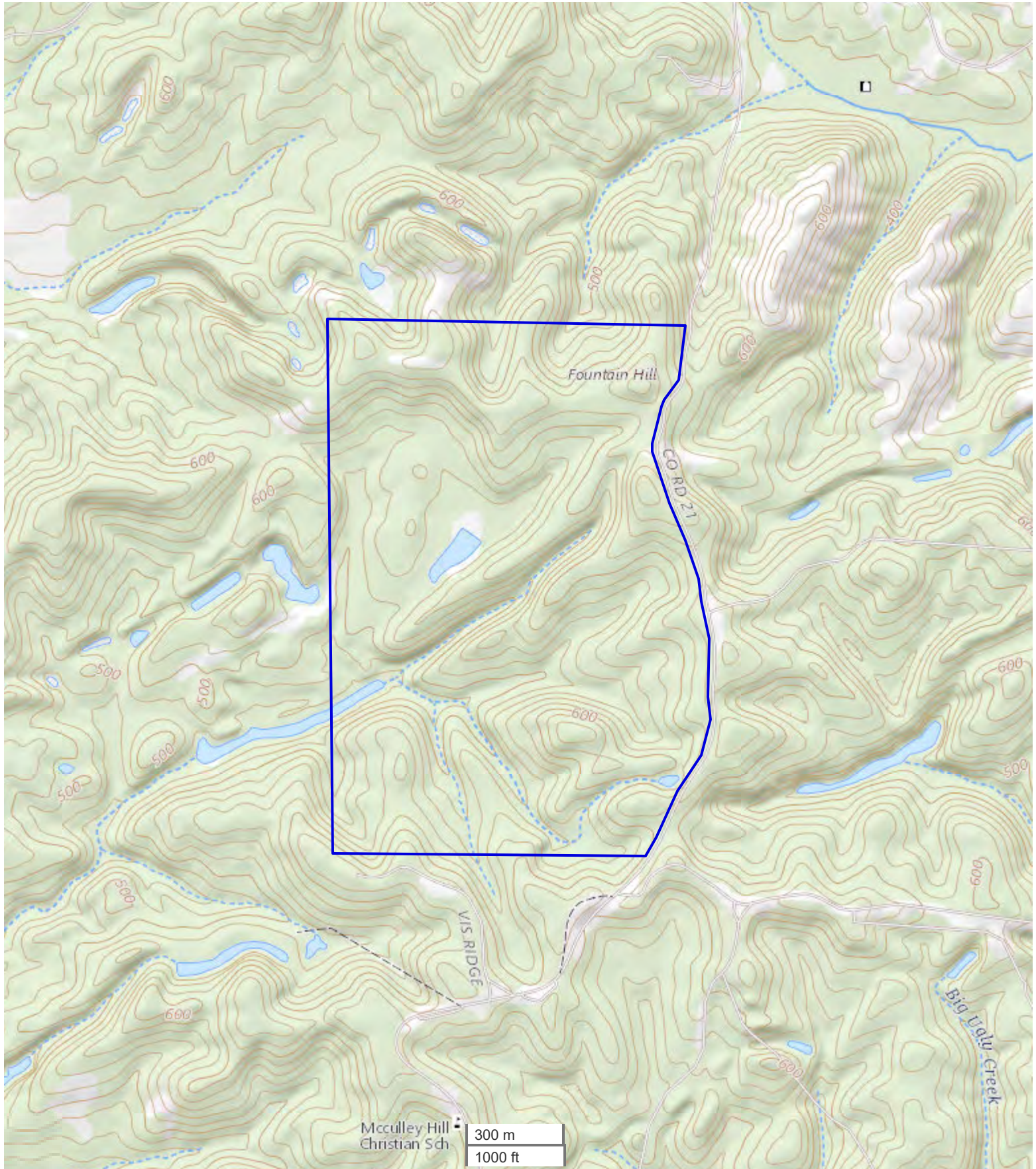
Call agent for directions.

VIEW FULL LISTING:

www.nationalland.com/viewlisting.php?listingid=1943511











REAL ESTATE BROKERAGE SERVICES DISCLOSURE – RULE 790-X-3.13(1)

THIS IS FOR INFORMATION PURPOSES. THIS IS NOT A CONTRACT.

Alabama law requires you, the consumer, to be informed about types of services which real estate licensees may perform. The purpose of this disclosure is to give you a summary of these services.

A SINGLE AGENT is a licensee who represents only one party in a sale. That is, a single agent represents his or her client. The client may be either the seller or the buyer. A single agent must be completely loyal and faithful to the client.

A SUB-AGENT is another agent/licensee who also represents only one part in a sale. A sub-agent helps the agent represent the same client. The client may be either the seller or the buyer. A sub-agent must also be completely loyal and faithful to the client.

A LIMITED CONSENSUAL DUAL AGENT is a licensee for both the buyer and the seller. This may only be done with the written, informed consent of all parties. This type of agent must also be loyal and faithful to the client, except where the duties owed to the client conflict with one another.

A TRANSACTION BROKER assists one or more parties, who are customers, in a sale. A transaction broker is not an agent and does not perform the same services as an agent.

*Alabama law imposes the following obligations on all real estate licensees to all parties, no matter their relationship:

1. To provide services honestly and in good faith;
2. To exercise reasonable care and skill;
3. To keep confidential any information gained in confidence, unless disclosure is required by law or duty to a client, the information becomes public knowledge, or disclosure is required by law or duty to a client, the information becomes public knowledge, or disclosure is authorized in writing;
4. Present all written offers promptly to the seller;
5. Answer your questions completely and accurately.

Further, even if you are working with a licensee who is not your agent, there are many things the licensee may do to assist you. Some examples are:

1. Provide information about properties;
2. Show properties;
3. Assist in making a written offer;
4. Provide information on financing.

You should choose which type of service you want from a licensee, and sign a brokerage service agreement. If you do not sign an agreement, by law the licensee working with you is a transaction broker.

The licensee's broker is required by law to have on file an office policy describing the company's brokerage services. You should feel free to ask any questions you have.

The Alabama Real Estate Commission requires the real estate licensee to sign, date, and provide you a copy of this form. Your signature is not required by law or rule, but would be appreciated.

Agent Print Name

Consumer Print Name

Agent Signature

Consumer Signature

Date

Date

***THIS IS NOT A CONTRACT.**